

NAPLES PLANNING AND ZONING COMMISSION MEMBERS LIST

JANUARY 2004

CHAIRMAN: Holt Harrison 781-8450 JAN05
2030 East 2500 South

VICE CHAIRMAN: Robin Bemis 789-8293 JAN06
434 East 2500 South

Jim Richards 789-7200 JAN06
2225 South 3250 East

Lloyd Barton 790-2526 JAN06
2815 East 1500 South

Brent Cooper 789-2855 JAN08
980 South 2000 East

Dale Harrison 789-7280 JAN05
2947 South 670 East

Michael D. Nash 781-8729 JAN08
1831 South 2000 East

Bruce K. Cook 781-0437 JAN08
1833 E. Hwy. 40

ALTERNATE: ----- JAN05

COUNCIL REPRESENTATIVE: Kenneth Reynolds JAN08
2177 South 2000 East

THE CITY IS VERY GRATEFUL FOR THE HOURS THESE VOLUNTEERS HAVE
GIVEN FOR THE ADVANCEMENT OF THE COMMUNITY INTEREST, WELFARE,
AND SAFETY. THESE VOLUNTEERS TRULY ARE **"PEOPLE SERVING PEOPLE"**

**Naples Planning Zoning Commission
Minutes
January 13, 2004**

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on January 13, 2004.

Commission present	Chairman Holt Harrison, Vice-chairman Robin Bemis, Bruce Cook, Jim Richards, Mike Nash, Lloyd Barton and Dale Harrison
Commission absent:	Brent Cooper, excused
Council representation	None assigned
Others present	Ben Freestone, Debra Cox, Craig Blunt
Welcome	Chairman Harrison welcomed the Planning and Zoning members and visitors.
Approval of agenda	The commission reviewed the agenda. Following the review, corner lots RA1 zone clarification, attached garage set back, was added to the agenda. Robin Bemis <i>moved to approve the agenda with addition.</i> Jim Richards seconded. The motion passed with all voting aye.
Disclosures	Chairman Harrison asked if there were any disclosures regarding the agenda items. There were none.
Approval of November 11, 2003 minutes	Following a review, Dale Harrison moved to approve the minutes of November 11, 2003. Lloyd Barton seconded. The motion passed with all voting aye.
RNI Trucking Preliminary plan review	The Commission asked Craig Blunt to send a letter to Mr. Roger Chatman, requesting the preliminary plat for RNI Trucking, 1992 South 1500 East, I-1 zone, conditional use terminal parking, and five trucks.
Phil Timothy site plan Lot split 1300 South 1300 East	Phil Timothy was not at the meeting. The Commission reviewed the plat. Following the review Lloyd Barton moved that due to the unavailability of infrastructure improvements and due to the lack of a city dedicated road easement, the proposal will be tabled until the city dedicated road easement has been recorded. Robin

Bemis seconded and the motion passed with all voting aye.

UDOT Hwy. 40 access request

The Commission reviewed the access request to UDOT for the Naples Truck Wash. Following the review Dale Harrison moved to approve the project. Robin Bemis seconded. The motion passed with all voting aye.

City projects update

1500 South Bridge project

Flare Construction, out of Coalville, Utah, is waiting for confirmation of delivery for the steel beams. Once they know when the beams will be delivered they will begin *to move equipment in and start the project*. The project was awarded and notice to proceed given on September 27, 2003. The completion date is May 13, 2004. The bridge has a 120 foot span and is 18 feet wide.

East park development

The contract for the irrigation system was given to Brad Haslem of Uintah County. He has completed the main lines, valves and electrical to the valves. The main line ditches did not get buried because of the early freeze. The valves and valve boxes did get buried and set. In the spring the lateral lines will be put in and the walk path graded and prepared for asphalt. There will be 5,000 feet of walk path. The pavilion is in place and the picnic tables purchased.

Fire station addition

The funding has been appropriated and the addition increased to accommodate shower areas or wash down areas for the firefighters. The construction should begin in March of 2004.

Street upgrades for 2004

1700 South from Highway 40 to 2000 East will be reconstructed and a drainage system added to it, following the Master Drainage plan. 1900 South, 1500 South, 1750 South, 1100 East, 1200 East, 1300 South and 500 East will be chip sealed.

Fire hydrant funding

The city is making application to the CDBG for funding \$116,000 to install 24 six-inch fire hydrants, to finish the fire hydrant master plan. Presently the Naples City ISO rating is 5. Our goal is to get it to 4.

Update on Brockbank motel

Craig Blunt handed out the letter and compliance report from the building inspector for the Commission's

review. He also handed out Mr. Brockbank's reply letter. The Commission directed Mr. Blunt to send a time table of compliance Mr. Brockbank agreed to, and remind him he must be in compliance by the date agreed upon.

**Corner lots RA-1 Zone
Clarification of
February 18, 2005
The set back from rear
property lines for an
attached garage or
carport**

The Commission reviewed section 02-18-005 and agreed that the intention was to allow an attached garage or carport on a corner lot to be a minimum set back of eight feet.

**Set meeting dates and
time
Approve member list
Present dates and times**

Meeting times were set at 7:30 p.m. The date of the meetings will be the second Tuesday of each month. The membership list was reviewed. Jim Richards moved to keep the meeting dates and time the same. Dale Harrison seconded. The motion passed with all voting aye.

Adjourn

With no other business, Dale Harrison moved to adjourn the meeting at 9:30 p.m. Jim Richards seconded. The motion passed with all voting aye.

The next regular meeting of the Naples Planning and Zoning Commission will be February 10, 2004, at 7:30 p.m.

Naples Planning and Zoning Commission

Minutes

February 10, 2004

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:43 p.m.

Commission present	Chairman Holt Harrison, Bruce Cook, Mike Nash, Lloyd Barton, Dale Harrison
Commission absent	Brent Cooper – excused, Robin Bemis – excused, Jim Richards – excused
Council representative	None assigned
Others present	Rafe Johnston, Tammy Johnston, Mark Cook, Mike Cook, Mayor Niles Mott, Craig Blunt
Welcome	Chairman Harrison welcomed the Planning and Zoning members and visitors
Approval of agenda	The Commission reviewed the agenda. Following the review, the airport public hearing update was added to the agenda. Lloyd Barton moved to approve the agenda with the addition. Bruce Cook seconded and the motion passed with all voting aye.
Approval of minutes – January 13, 2004	Following a review the minutes of the January 13, 2004 Planning and Zoning minutes, Bruce Cook moved to approve them. Dale Harrison seconded and the motion passed with all voting aye.
Disclosures	Chairman Harrison asked if there were any disclosures regarding the agenda items. Bruce Cook said he was a relative to the Cook's presenting their project.
New Business	Rafe Johnston presented the Commission his site plan. He discussed access, type of mobile structure, drive through service, what he was selling, and his lease with the property owner, Health Department requirements, hours of operation, location of structure on property, traffic flow and parking. The building will be 12' x 15' on skids, he will be selling hot dogs and hamburgers, the business will be year round, open from 6:00 a.m. to
Site Plan Review Dawg House food stand 1500 South 1500 East on Ron Reynolds property: existing business Magic Woods	

5:00 p.m. Following the presentation and discussion the following conditions were agreed upon:

1. owner will provide utility service letters
2. provide security lighting on structure
3. drainage of property will be maintained
4. owner will provide a Tri-county Health Department certificate of approval
5. maintain green space on the southwest corner and paralleling 1500 South. Suggestions were made such as plants, decorative rock
6. provide a copy of the lease letter from the property owner
7. meet current building codes

Bruce Cook moved to approve the conditional use for one year with the conditions agreed upon and recommend to the council to approve the business license. Lloyd Barton seconded. The motion passed with all voting aye.

**Site Plan Review
Hobbyland Tractor Sales
1599 East Hwy. 40**

Mark and Mike Cook presented their site plan to the Commission and discussed the need to test the location for a while, and do the project in phases. The site plan shows a tentative display area to test sales of the tractors and the future site for the permanent set up.

The temporary site will have graveled parking and a graveled area for the tractors to be displayed on. There are three acres, if the test site pans out, that will be used to display tractors, build a maintenance shop and sales office and an area to unload the semi trucks.

Following the discussion the Commission discussed a conditional use for the temporary site and test of the distributorship. The following conditions where agreed to:

1. four month review
2. owner will provide preliminary plan that includes all site plan requirements
3. all building and safety codes will be addressed and complied with prior to opening up to public
4. the unloading of the semi trucks will be unloaded at J West yard

5. the temporary parking and display area will be graveled to eliminate tracking of mud onto the highway.

Lloyd Barton moved to provide a four month conditional use with a four month review, from today, as long as all the building and safety code issues are addressed, prior to opening up to the public and recommend to the City Council to approve the business license under the conditions agreed upon. Mike Nash seconded the motion. The vote was as follows:

Bruce Cook	abstain
Mike Nash	yes
Lloyd Barton	yes
Dale Harrison	yes
Holt Harrison	yes

**Airport public hearing
February 5, 2004 –
update**

Dale Harrison said his mother received a notice that there was a public hearing held in Vernal regarding the airport. Dale Harrison provided copies of the alternative plans provided at the hearing. The Commission discussed the need for FAA to meet with the Council and Commission to discuss impacts to Naples City.

The Commission will attend the City Council meeting on February 12, 2004, and discuss setting up a joint meeting with FAA, and later a public hearing with the Naples residents to get direction from the residents.

Adjourn

With no other business, Dale Harrison moved to adjourn the meeting at 10:00 p.m. Lloyd Barton seconded. The motion passed with all voting aye.

Naples Planning and Zoning Commission

Minutes

March 9, 2004

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission present Chairman Holt Harrison, Vice Chairman Robin Bemis, Bruce Cook, Jim Richards, Lloyd Barton, Dale Harrison, Bent Cooper and Mike Nash.

Council representative Ken Reynolds, present

Others present Craig Blunt, Mr. and Mrs. Ron Wackowski (see attachment)

Welcome Chairman Harrison welcomed the Planning and Zoning Commission and visitors.

Approval of agenda The Commission reviewed the agenda. Following the review Bruce Cook moved to approve the agenda with one addition – 500 East Minor Subdivision discussion. Robin Bemis seconded, the motion passed with all voting aye.

Disclosures Chairman Harrison asked if there were any disclosures regarding the agenda items. There were none.

Minutes approved The minutes of the February 10, 2004, were approved.

New Business

Site plan review Mr. Knight did not appear.
Craig Knight, Superior
Lube

Rezone request: Jude Mr. Hacking did not appear.
Hacking

Mr. Wackowski asked the Commission the process for a rezone. Chairman Harrison explained the process. Mr. Wackowski asked for details of the request. Mr. Hacking is a no show, so detailed information is unavailable. It appears that Mr. Hacking has dropped the idea for rezone, at this time.

Mrs. J. Butler asked about the lighting carry over from RNI. She wondered if the light could be shielded so it would not glare into their windows. Mr. Blunt was asked to work with RNI Trucking to reflect the security light on the RNI property.

**Minor Subdivision
Dave Cook, 500 East**

Mr. Cook discussed the prospect of a minor and later a major subdivision on 500 East 2850 South, west side of 500 East.

The Commission discussed minor and major subdivisions, the developers' responsibilities, future roads and access and exits to the development, zoning and general plan for this area. Following the discussion, Lloyd Barton moved to accept the site plan concept proposal for the minor subdivision of lots on 500 East with the future 66 feet access. Bruce Cook seconded, the motion passed with all voting aye. The Commission reminded Mr. Cook that he will need to bring in an acceptable preliminary plat survey of the project, which is the preliminary plan stage, ready for signatures.

Updates

Airport

At the public hearing meeting, a past county commissioner asked why the airport was not going to be moved. In his term as county commissioner it had been ready to be moved. Why does this new set of Commissioners change everything to keep it in the middle of town? All we could say is that we need to wait to see what the next set of Commissioners will do.

In a year or so there will be an FAA EPA hearing. Can the area work out the money issues? We as a city need to consider if this battle is one we can win.

1500 South bridge

There will be a deck meeting on March 25, 2004, noon, for a walk through. All are invited to attend.

1700 South road

Design is just about complete. We are looking at road realignment. The road project should be done when school starts in the fall. High back curb, 36 feet of asphalt, correct drainage. Estimated cost is \$404,000, for a one half mile of road.

Master road map

Commission reviewed an aerial photo of the city, marked future roads and all section, half section and quarter section lines for future roads. Craig will get with the county GIS department and set up the map as illustrated.

Certified citizen planner seminar

Kenneth Reynolds, Mike Nash, Bruce Cook and Craig Blunt are going to attend. March 26-27, 2004.

Future discussion items

Twenty five percent density formula for subdivisions, PUD's. It is density throughout the subdivision ordinance.

Adjourn

With no further business the meeting was adjourned.

Naples Planning and Zoning Commission

Minutes

April 13, 2004

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission present Chairman Holt Harrison, Vice Chairman Robin Bemis, Bruce Cook, Jim Richards, Dale Harrison, and Bent Cooper.

Council absent: Lloyd Barton, Mike Nash

Council representative Ken Reynolds, present

Others present Craig Blunt

Welcome Chairman Harrison welcomed the Planning and Zoning Commission and visitors.

Approval of agenda The Commission reviewed the agenda. Following the review Robin Bemis moved to approve the agenda. Jim Richards seconded, the motion passed with all voting aye.

Disclosures Chairman Harrison asked if there were any disclosures regarding the agenda items. There were none.

Minutes approved Following a review, Dale Harrison moved to approve the minutes of the March 9, 2004, with corrections. Jim Richards seconded. The motion passed with all voting aye.

Updates

1500 South bridge The bridge is in, with the exception of asphalt and fencing. The asphalt mix is in the UDOT approval process and should be approved and put in before the end of the month.

The fencing will be installed April 20, 2004.

Chip seal projects Chip seals to be completed:

1500 South from 1500 East to 2950 East
1500 South from 1500 East to 1000 East
1300 South from 1100 East to 1200 East

1100 East from 1500 South to 1300 South
1200 East from 1500 South to 1300 South
1500 East from 500 South to 750 South
1900 South from 2000 East to 1500 East
1750 South from 500 East to 850 East
500 East from 1500 South to 3000 South

These chip seal projects will begin May 3, 2004.
Walk lanes will be slurry mix sealed. Travel lanes
will be chip sealed. Once chip sealed the striping will
be completed.

1700 South reconstruction

From 1500 East to 2000 East

The project will be bid out in May, ready to begin in
June, 2004. The city had to realign the street five feet
to the North. There is room for future five foot
sidewalks on both sides. The road is 36' wide with
high-back curb and gutter. Easements to pipe the
surface drainage have and are being acquired.

PUD/Density formula

The Commission reviewed Chapter 02-22, RA-2 PUD
and Chapter 02-08, PUD. Following the review and
discussion the Commission added the following
changes:

02-22-003: the 25% formula written out

02-22-004: #4 considerations 1-13

1. Cul-de-sac's fenced in
2. neighborhood parks, 25% of subdivision ground
set aside for neighborhood park. The
neighborhood would fund the park and
maintenance thereof.
3. walking paths
4. stables
5. horse paths
6. playgrounds at ends of each cul-de-sac
7. duplex's allowed at a ratio of one out of five
residents
8. provide incentives to developers
9. PUD 1/2 acre minimum lot. If open space/park
area is provided the 1/2 acre lot density could
be reduced to 1/6 acre lot density.
10. safety/fire codes
11. central storage place for recreational vehicles
12. add parking for recreational vehicles

13. Maximum size of PUD without a park:
example: for every ten acre development, 2.5
acres would be required for park/surface
drainage area.

Minimum size is four acres with one acre for
park/drainage collection.

02-08: Planned industrial and commercial unit
development, PI & CUD
Planned Residential Unit Development
PRUD. Create these sections:

- 1 – PUD
- 2 – PI & CUD
- 3 - PRUD

**Certified citizen planner
seminar**

The Commission discussed the need to update the
application process, more justification detail for the
motions, and taking ten minutes of the meeting to
revisit the general plan to keep the objectives fresh in
our minds. Following the discussion, Craig Blunt will
present the Commission with an updated check list for
applications to the Zoning and Planning Commission
at the next meeting on May 11, 2004.

Craig Blunt will add to the agenda “Revisit General
Plan”, ten minutes, for the next regular meeting.

Master road plan

Craig Blunt presented the Commission a draft of the
master road plan. The Commission reviewed it and
asked to have it made ready for final approval at the
next meeting.

Future discussion items

Morgan County PUD and Park ordinance to review for
ideas.

Adjourn

With no further business Dale Harrison moved to
adjourn the meeting at 9:30 p.m. Bruce Cook
seconded. All voted aye.

Naples Planning and Zoning Commission

Minutes

April 22, 2004

This special meeting of the Naples Planning and Zoning Commission was called to order at 6:10 p.m.

- Commission present** Vice Chairman Robin Bemis, Jim Richards, Brent Cooper, and Dale Harrison
- Others present** Craig Blunt, Kent Ross, Lori Ross, Rod Anderson, Mrs. Rod Anderson, and Lanny Kay
- Welcome** Vice Chairman Bemis welcomed the Planning and Zoning members and visitors.
- Approval of agenda** The Commission reviewed the agenda. Following the review, Dale Harrison moved to approve the agenda for April 22, 2004. Jim Richards seconded, the motion passed with all voting aye.
- Approval of minutes - April 13, 2004** Following a review the minutes of the April 13, 2004 Planning and Zoning minutes, Dale Harrison moved to approve them. Jim Richards seconded and the motion passed with all voting aye.
- Disclosures** Vice Chairman Bemis asked if there were any disclosures regarding the agenda items. There were none.
- Single Lot Subdivision Anderson** Lori Ross presented a sketch for the division of land off of 05:112:0013, 40 acre parcel owned by Rod Anderson. The division of land is approximately 1.09 acres, with 80 feet of frontage off of 500 East. It is in a RA-1 zone. Sewer, water, power and other utilities can provide service. 500 East has a moratorium on it, for cutting the road. Next week 500 East will be chip sealed. If this is approved, we could have all the utilities in the road patched where the chip seal will cover and seal in the surface. Following the review, Jim Richards moved to recommend to the City Council the single lot subdivision as presented. It meets the general plan and zoning requirements for a lot. Dale Harrison seconded, the motion passed with all voting aye.
- Adjourn** With no other business, the meeting adjourned at 6:45 p.m.

Naples Planning and Zoning Commission

Minutes

May 11, 2004

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission present	Chairman Holt Harrison, Vice Chairman Robin Bemis, Bruce Cook, Jim Richards, Brent Cooper, Mike Nash, Lloyd Barton, Dale Harrison
Council representative	Ken Reynolds present
Others present	George & LeAnn Stewart, Dave & Laurie Horrocks, Ken Anderton, Phil Timothy, Mayor Niles Mott, Craig Blunt
Welcome	Chairman Harrison welcomed the Planning and Zoning members and visitors
Approval of agenda	The Commission reviewed the agenda. Following the review, Bruce Cook moved to approve the agenda for May 11, 2004. Dale Harrison seconded, the motion passed with all voting aye.
Disclosures	<p>Chairman Harrison asked if there were any disclosures regarding the agenda items. There were none.</p> <p>Following a review of the minutes of April 13, 2004, Bruce Cook moved to approve the minutes as corrected. Dale Harrison seconded, the motion passed with all voting aye.</p> <p>Dale Harrison asked about the special meeting minutes of April 29, 2004, regarding the approval of a split lot subdivision of Rod Anderson's. Craig Blunt said he would have them available at the June 8, 2004 meeting.</p>
New Business	The property is located at 1489 East 1700 South. Mr. Horrocks presented his site plan. He explained that Eight Ball Trucking was planning on purchasing from L & C Atwood the property to the west and north of where they are now. They are renting the building on the corner of 1500 East and 1750 South from Russell
Commercial Subdivision of Land – Eight Ball Trucking Dave Horrocks	

Sullivan. There is not room to park their trucks without parking on the street. Mr. Horrocks would like to park ten (10) trucks facing 1750 South, build a 50' x 70' shop building and a 30' x 30' office. The property will be fenced. The surface drainage will drain to the gulch, if needs be an oil separator will be installed. Security lighting or yard lights will be placed in such a way as to light up the yard and not flood onto the neighbors. The Commission discussed the site plan, access to 1750 South and the 33' easement for the future widening of 1750 South. Following the discussion, a list of provisions was given to Mr. Horrocks to be added to the preliminary plan.

1. Provide for the surface drainage to go through an oil separator.
2. Provide the 33' dedication for the future widening of 1750 South to the north.
3. Consider a privacy fence between Arthur's and Eight Ball Trucking.
4. Get a letter from Arthurs' and Atwoods' stating they have no concerns.

Lloyd Barton moved to approve the site plan, subject to approval from Arthers' and Atwoods' and with the stated provisions being added to the preliminary plan. Bruce Cook seconded the motion. The motion passed with all voting aye.

Road Dedication Plat 1300 South Road

Phil Timothy and Ken Anderton presented the plat of 1300 South for review. The Commission discussed future roads and how this private road would fit in with those road plans. They discussed utilities and the upgrade of utilities to provide service to the businesses that use the private road. The utilities currently there have been upgraded. There is an eight (8) inch water line, sewer is in place, and three (3) phase power has been brought in. Following the discussion Jim Richards made the motion to propose to the Council that they accept Phil Timothy's proposal to dedicate the 1300 South road to the City. The dedication plat will meet Naples dedicated road requirements. Robin Bemis seconded the motion. The motion passed with all voting aye.

**Phil Timothy
Request for building
permit**

Phil Timothy came before the Commission with a request for a building permit on 1300 South, parcel C, 3.61 acres. Mr. Timothy stated he wants to build a 60' x 60' building and gravel the yard. The building would be used for a machine shop and material sales. The yard will be graveled. The Commission discussed security lighting, fencing, and surface water drainage. The lighting would be on the building, there would be a 6' chain link fence around the yard and the yard would be graveled. If the yard is hard topped the surface water will be taken care of. This will all be written on the site plan. Access to the yard will be achieved through two (2) 30' wide accesses at each end of the lot, on and off of 1300 South. The utilities are all located on 1300 South.

Following the discussion, Bruce Cook made the motion to recommend to the City Council that they approve the building permit for Mr. Timothy, subject to the agreed upon conditions being listed on the site plan. Dale Harrison seconded the motion. The motion passed with all voting aye.

**Single Split Lot
Subdivision
Residential**

The location of the lot for subdivision is approximately 2030 South 2000 East. The property is owned by Dennis Lind Trustee. George and LeAnn Stewart are splitting off a parcel 100' x 100' facing 2000 East. They presented the Commission with a survey plat ready for signatures. Following a discussion of the Homestead Subdivision, reviewing its plat and vacated plat, discussion of the water and sewer hook up, and if the lot met the ordinances. Lloyd Barton made the motion to recommend that the City Council approve the single split lot subdivision, as it met the zoning ordinance requirements. Bruce Cook seconded the motion. The motion passed with all voting aye.

Chairman Holt Harrison will present the road dedication, building permit request and single split lot subdivision to the Council on May 13, 2004.

Adjourn

With no other business, Robin Bemis made the motion to adjourn the meeting at 9:15 p.m. Bruce Cook seconded. The motion passed with all voting aye.

Naples Planning and Zoning Commission

Minutes

June 8, 2004

This regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m., on June 8, 2004.

Commission present	Chairman Holt Harrison, Bruce Cook, Lloyd Barton, and Jim Richards
Commission absent	Vice-chairman Robin Bemis, Mike Nash, Dale Harrison and Brent Cooper
Council Representative	Kenneth Reynolds, present
Others present	Ralph Dart, Art Herrera, Jerry Lee and Craig Blunt
Welcome	Chairman Harrison welcomed the Commission and visitors to the meeting.
Approval of agenda	Following the review of the agenda, Bruce Cook moved to approve the agenda with the following additions: Ralph Dart – single lot subdivision; Dawg House relocation; and drainage easement on 1700 South. Lloyd Barton seconded, and the motion passed with all voting aye.
Disclosures	Chairman Harrison asked if there were any disclosure concerns on the agenda. There were none.
Approval of April 22, 2004 minutes	Following a review, Jim Richards moved to approve the minutes of April 22, 2004. Bruce Cook seconded the motion and it passed with all voting aye.
Approval of May 11, 2004 minutes	Following the review, Bruce Cook moved to approve the minutes of May 11, 2004. Lloyd Barton seconded and the motion passed with all voting aye.
New business proposal: Naples Truck Wash 2250 South 1500 East	The Commission had reviewed and approved this new business site plan and construction plan. The owner, Art Herrera, had one change in the building design, which he presented to the Commission for review and approval. The change is to not use the original auto wash design on the south west corner but to construct it like the other wash

bays. Following the review, Lloyd Barton moved to accept the proposed change from a glass building to a brick/block, as presented, and to recommend to the City Council to approve the change. Bruce Cook seconded the motion. It passed with all voting aye.

**Dawg House
relocation request**

The Dawg House, a portable fast food business, has been before the Commission and Council and received approval. The present location at the intersection of 1500 South and 1500 East, south west corner, was the approved location. The owners of the property are selling. The Dawg House owners would like the option, in case they must move, of setting up on the north west corner. Following the review, Lloyd Barton moved to approve the request with the condition that the same conditions and approvals apply at the new location. Jim Richards seconded. The motion passed with all voting aye.

**Single division of a
lot
2560 East 1500 South**

Ralph Dart presented to the Commission a plat dividing a ten acre parcel into two parcels; one 4.284 acres and the other 5.769 acres, both fronting onto 1500 South road. One will have 141.05 feet of frontage and the other will have 386.94 feet of frontage. Following the review, Bruce Cook moved to recommend to the City Council the approval of the single division lot. It meets the city zoning requirements and conditions. Jim Richards seconded, the motion passed with all voting aye.

Drainage easement

In the development of the 1700 South road re-construction, it was necessary to obtain two drainage easements to carry surface water south to the gulch. Following the review of the drainage easements, Bruce Cook moved to recommend to the City Council to approve and accept the easements for the surface drainage of 1700 South. Lloyd Barton seconded the motion and it passed with all voting aye.

Adjourn

With no other business the meeting adjourned at 8:20 p.m. The next regular meeting of the Naples Planning and Zoning Commission is July 13, 2004, at 7:30 p.m.

Naples Planning and Zoning

Minutes

July 13, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 8:25 p.m.

Commission present	Chairman Holt Harrison, Vice-Chairman Robin Bemis, Lloyd Barton, and Mike Nash.
Commission absent	Bruce Cook (excused), Dale Harrison, Brent Cooper, and Jim Richards (excused).
Council representative	Kenneth Reynolds, present
Others present	Dave Cook, Shane Mayberry, and Craig Blunt.
Welcome	Chairman Holt Harrison welcomed commission & visitors to the meeting.
Disclosures	Chairman Holt Harrison asked Commission members if there were any disclosures regarding agenda items. There were none.
Approval of Agenda	Following a review of the agenda, Robin Bemis moved to approve it. Lloyd Barton seconded and the motion passed with all voting aye.
Approval of June 8, 2004 minutes	Following a review, Lloyd Barton moved to approve the minutes of June 8, 2004. Holt Harrison seconded and the motion passed with all voting aye.
Subdivision of land Single lot division Shane Mayberry	Shane Mayberry presented his plat for the subdivision of land located at approximately 750 South 2000 East, east side of 2000 East, adjacent to Dinaland Golf Course. The new parcel will be 1.8 acres with 216' of road frontage on 2000 East. The Commission asked if he had restrictive covenants on this parcel. He did, they came with the land when he purchased it from Vernal City. Following the review for lots, Lloyd Barton made a motion to recommend to the City Council the approval of the Shane Mayberry single lot division. It meets the City ordinances for lot division. The restrictive covenants will be reviewed by past owner and present owner, the words manufactured housing or modular housing should be removed from the covenants. Robin Bemis seconded and the motion passed with all voting aye.

Minor subdivision
Dave Cook

Dave Cook presented his plat for the subdivision of land located at approximately 2850 South 500 East on the west side of 500 East. The plat shows seven lots fronting 500 East, all with proper frontage and square footage for lots. Future road accesses are on the plat. Sewer, water, power, utilities are there. Following the review for lots and minor subdivisions, Mike Nash moved to recommend to the City Council the approval of the plat with the right of ways. Robin Bemis seconded, the motion passed with all voting aye.

Eight Ball Trucking

The Eight Ball Trucking plat was reviewed. The site plan and letters from property owners were not submitted with the property division plat.

Ordinance review
Disaster mitigation plan

Craig Blunt presented the Tri County Disaster Mitigation Plan. The Uintah Basin Association of Governments has been working with the Counties and Cities in developing this plan. Its purpose is to promote sound public policy designed to protect citizens' critical facilities, infrastructure and private property by increasing public awareness to their vulnerability to natural disasters or hazards.

The plans goals are:

1. protection of life before, during and after the occurrence of disaster.
2. preventing loss of life, reducing the impact of damage.
3. protection of critical infrastructure.
4. communication and warning system.
5. mobile resources.
6. promoting local government and public awareness
7. minimize the impacts of flooding, drought, wildfire and severe weather.

If the mitigation plan is used, it could be the key to eliminating long term risk (natural disaster), by preparedness in response, recovery training and management of resources in the event of a natural disaster.

Each county and city in the tri-county area is reviewing this plan in preparation to passing a resolution to adopt the plan.

Lloyd Barton was concerned about cost to implement the plan and what is the federal authority over local government.

Funding would be provided by FEMA, aided by UBAOG.

The Disaster Mitigation Act of 2000 became law October 30, 2000. It requires mitigation planning for state, local and tribal governments. Being in compliance makes us eligible for a federal share of hazards funding (HMGP). The money would be in a grant form.

The Commission would like more time to review the plan. Craig will mail the Naples section to the members for their review.

Adjourn:

With no other business before the Commission, Mike Nash moved to adjourn the meeting at 9:45 p.m. Lloyd Barton seconded and the motion passed with all voting aye.

Naples Planning and Zoning Commission Minutes

August 10, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:45 p.m.

Commission Present	Chairman Holt Harrison, Vice-Chairman Robin Bemis, Lloyd Barton, Dale Harrison, Brent Cooper, and Bruce Cook.
Commission Absent:	Jim Richards (excused) and Mike Nash.
Council Representative	Kenneth Reynolds, present.
Others Present	Craig Blunt
Welcome	Chairman Holt Harrison welcomed the Commission members and visitors to the meeting.
Approval of Agenda	Following a review of the agenda, Bruce Cook moved to approve the agenda. Dale Harrison seconded, the motion passed with all voting aye.
Disclosures	Chairman Holt Harrison asked Commission members if there were any disclosures regarding agenda items. There were none.
Approval of July 13, 2004 Minutes	Following the review of July 13, 2004 minutes, Lloyd Barton moved to approve the minutes of July 13, 2004, Robin Bemis seconded, the motion passed with all voting aye.
Disaster Mitigation Plan	The Commission discussed the Disaster Mitigation Plan and most had not finished. Following the discussion Bruce Cook moved to table this item until September 14, 2004 meeting. Dale Harrison seconded, the motion passed with all voting aye.
Land Use Education Packets	Craig Blunt handed out the Land Use Education Packets to the Commission members for their resource material. This packet is given out by the U of U for new members of a planning commission. It makes good review materials when one needs to make a hard decision.

Zoning Definition Review

The definitions of a Zoning Ordinance are reviewed every few years. There are new issues that sometimes are not addressed. Following the review and discussion of the definitions the following will be upgraded: (1) self-sustaining homes is to be added to the definitions. The definition should include "meet all health standards for residential housing water/well will be certified and re-certified every seven (7) years"; Bed and Breakfast Lodging (make conditional use in RA-1 and A Zonings; (3) Utility Easement (redefine – clarify the difference with property lines); and, (4) Street Easement (redefine, clarifying the difference with property lines).

Adjourn

Having no other business, Lloyd Barton moved to adjourn. Robin Bemis seconded, and the motion passed with all voting aye.

Naples Planning and Zoning Commission Minutes

September 14, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:40 p.m.

Commission Present Chairman Holt Harrison, Vice-Chairman Robin Bemis, Lloyd Barton, Dale Harrison, and Bruce Cook.

Commission Absent: Jim Richards, Mike Nash, and Brent Cooper.

Council Representative

Others Present Mayor Niles Mott. Craig Blunt was Excused.

Welcome Chairman Holt Harrison welcomed the Commission members and the Mayor to the meeting.

Approval of Agenda Following a review of the agenda, Lloyd Barton moved to approve the agenda, after the Disaster Mitigation Plan was moved to Octobers meeting agenda. Also, an addition of Ray Merkley's Subdivision was postponed until the October meeting. Bruce Cook seconded, the motion passed with all voting aye.

Disclosures Chairman Holt Harrison asked Commission members if there were any disclosures regarding agenda items. There were none.

Approval of August 10, 2004 Minutes Following the review of August 10, 2004 minutes, Lloyd Barton moved to approve the minutes of August 10, 2004, Bruce Cook seconded, the motion passed with all voting aye.

Red Hatch Single Subdivision Lloyd Barton moved to approve the subdivision upon having a survey done. Bruce Cook seconded, the motion passed with all voting aye.

Ray Merkley Subdivision Due to Ray Merkley not being in attendance at the meeting, Robin Bemis moved to postpone the review until the October meeting. Bruce Cook seconded and the motion passed with all voting aye.

Adjourn Having no other business, Lloyd Barton moved to adjourn. Robin Bemis seconded, and the motion passed with all voting aye.

Naples Planning and Zoning Minutes October 12, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:30 p.m.

Commission Present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Lloyd Barton, Dale Harrison, Mike Nash, Jim Richards

Commission Absent: Bruce Cook (excused), Brent Cooper, (excused)

Council Representative: Kenneth Reynolds (present)

Others Present: Lloyd Harrison, Rick Gurr, Lon Mayhew (works with Rick Gurr), Craig Blunt, Ray Merkley, Craig McKee

Welcome: Chairman Holt Harrison welcomed commission & visitors to the meeting.

Approval of Agenda: Following a review of the agenda, Dale Harrison moved to approve the October 12, 2004 Planning and Zoning Agenda. Mike Nash seconded and the motion passed with all voting aye.

Disclosures: Chairman Holt Harrison asked Commission members if there were any disclosures regarding agenda items.

Dale Harrison disclosed relative to the review of Home Occupational Conditional Use Permit that he is a neighbor to Brett Brown.

Lloyd Barton disclosed relative to the Single Lot Subdivision agenda item, that he is the purchaser of the lot with Ray Merkley acting as subdivider.

Approval of Minutes: Following a review of the September 14, 2004 minutes, Dale Harrison moved to approve the September 14, 2004 Planning and Zoning Minutes. Lloyd Barton seconded and the motion passed with all voting aye.

Single Lot Subdivision: Ray Merkley presented the commission with a surveyors plat describing the division of land for a proposed single lot subdivision. The two parcels are located in Section 29 - one is 16.8 acres and the new parcel is 9 acres – each border 1500 South. The surveyor is JK Land Surveying out of Vernal, Utah.

Following the review of this proposal and the subdivision ordinance, Mike Nash moved to approve the single lot subdivision of land located in Section 29 as proposed and recommended to the City Council its approval. Jim Richards seconded and the motion passed as follows: Holt Harrison- yes, Jim Richards-yes, Lloyd Barton-abstained, Mike Nash-yes, and Dale Harrison-yes.

**1000 South Street – Curb
& Gutter/Access:**

Rick Gurr with Knight Tools (owner – Hardings), proposed a 30-feet wide curb cut on 1000 South and approximately 1380 East. They are leasing the lot between them and Mosquito Abatement from Greyhound Leasing and Financial Corporation Trustees. The frontage on 1000 South is 145 feet. The curb is high back with no access to the lot. The company needs access to the lot. Following the discussion, Lloyd Barton moved to approve the 30-foot access with the understanding that Rick Gurr of Knight Tools follow the permit process and city ordinances that provide for curb street access. Dale Harrison seconded and the motion passed with all voting aye.

Commercial Zone:

Auto Repair Shop proposed locating a shop on 1600 East and 1700 South (1 ½ acres). This would sit between Economy Flooring and QED Electrical. The lot's East boundary is shared with a resident. There is a large irrigation ditch that runs through the lot running east to west about a third of the way into the lot from the south boundary for Highway 40 drainage and Nash/Postma irrigation.

Craig McKee presented the Commission with a sketch showing a 6-foot chain link fencing (obscured fencing on resident boundary), security lighting, 5% green space, utility location, drainage, traffic flow, and the location of the building. There was discussion about accessing utilities from 1700 south (which was completed only about a week ago). It was decided that the road will not be cut for this project.

The Commission discussed the need to have a holding area for the vehicles waiting to be repaired or that are ready to be picked up. This area will be enclosed so that vehicles will not be seen from Highway 40 and 1700 South).

The proposed building is metal with a brick veneer on the north and west end. The Commission discussed the Highway overlay zone. Its purpose is to establish landscaping enhancements along the Highway frontage to improve the visual image. This

zone is characterized by attractively designed buildings made of brick, stone, heavy lumber, decorative block, etc. After some discussion, Commission asked that the landscaping and elevations of the building be drawn to assist the Commission in visualizing the building, landscaping, buffer to the resident, and holding area to meet the zoning purpose and intent.

Dale Harrison moved to approve the sketched plan with the changes discussed and to proceed to the next stage of the preliminary plan to be ready at owner's/builder's convenience. Jim Richards seconded and the motion passed with all voting aye.

**Home Occupation –
Conditional Use Permit:**

The City Council had reviewed complaints on a Home Occupation Permit and suspended it for further review. Following the discussion, Lloyd Barton recommended to the Commission that a hearing of the neighbors needs be called to obtain input to determine whether to approve or disapprove this permit going forward. A public hearing is scheduled for October 26, 2004 at 7:30 p.m. Letters will be sent to the neighbors notifying them of this event and a notice will be printed in the newspaper with copies being sent to local radio stations, adjacent Planning & Zoning Offices and will be posted at the Naples City Office.

Disaster Mitigation Plan:

The Commission reviewed and approved the spirit of this plan, but the intent needs more work.

Future Discussion Items:

1. Zoning Ordinance finalization and adaptation.
2. Highway 40 weeds – use of state prisoners.
3. Reign in on agenda items.

Adjourn:

With no other business before the Commission, Lloyd Barton moved to adjourn at 8:50 p.m. Dale Harrison seconded and the motion passed with all voting aye.

Next regularly scheduled meeting will be November 9, 2004 at 7:30 p.m.

Naples Planning and Zoning Commission Minutes November 9, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:50 p.m., on November 9, 2004.

Commission Present: Chairman Holt Harrison, Vice-Chairman Robin Bemis, Bruce Cook, Lloyd Barton, and Mike Nash

Commission Absent: Dale Harrison, Jim Richards (excused), Brent Cooper (excused)

Council Representative: Kenneth Reynolds, Absent

Others Present: Craig Blunt

Welcome: Chairman Holt Harrison welcomed the Commission and visitors to the meeting.

Approval of Agenda: Following the review of the agenda Bruce Cook moved to approve the agenda of November 9, 2004 with the addition of a new business proposal from Craig McKee. Lloyd Barton seconded, the motion passed with all voting aye.

Disclosures: Chairman Harrison asked if there were any disclosures relative to the agenda items. There were none.

Approval of October 12, 2004 Minutes: Following a review, Lloyd Barton moved to approve the minutes of October 12, 2004. Robin Bemis seconded the motion and it passed with all voting aye.

Christmas Party: The Naples City Christmas party will be held Monday, December 13, 2004, 6:30 p.m. at the Country Grub.

**New Business Proposal:
Vehicle Repair Shop
1700 South 1500 East** Craig McKee discussed the possibility of a vehicle repair shop being placed at approximately 1700 South and 1500 East (Highway 40 – southeast corner).

Mr. McKee presented his sketch plans for review (review October 12, 2004 minutes).

Items discussed:

1. Security lights need to be shown on the plan.
2. Surface water plan and disposal of water needs a plan drawn.
3. Traffic flow and parking plan needs to be drawn .
4. Show location of vehicles needing repairs and those that are completed and are waiting to be picked up. What type of enclosure, size, and location needs to be drawn with an elevation plan.
5. The building designs characterized by attractively using brick, stone, heavy timber, decorate block, etc., needs elevations.
6. Utilities plan and location.

Adjourn:

With no other business the meeting adjourned at 8:20 p.m.
The next regular meeting of the Naples Planning and Zoning Commission is December 14, 2004, at 7:30 p.m.

Naples Planning and Zoning Commission

Minutes

December 14, 2004

The regular meeting of the Naples Planning and Zoning Commission was called to order at 7:00 p.m., on December 14, 2004.

- Commission Present:** Chairman Holt Harrison, Vice-Chairman Robin Bemis, Bruce Cook, Lloyd Barton, Mike Nash, and Jim Richards
- Commission Absent:** Dale Harrison, Brent Cooper
- Council Representative:** Kenneth Reynolds, Absent
- Others Present:** Craig Blunt
- Welcome:** Chairman Holt Harrison welcomed the Commission and visitors to the meeting.
- Approval of Agenda:** Following the review of the agenda Robin Bemis moved to approve the agenda of December 14, 2004 with the addition of the Uintah County Airport review. Lloyd Barton seconded, the motion passed with all voting aye.
- Disclosures:** Lloyd Barton explained to the Commission that Dave Birch was a brother-in-law. Dave is presenting Udell Cabinet's Single Lot Subdivision proposal.
- Approval of November 9, 2004 Minutes:** Following a review, Mike Nash moved to approve the minutes of November 9, 2004. Bruce Cook seconded the motion and it passed with all voting aye.
- Single Lot Subdivision:** Dave Birch presented his plat for the division of 10 acres into two lots. The lot is located at approximately Highway 40 and 1500 East. The zone is C PUD. Future development, easements for ditches, and access was discussed. Jim Richards moved to approve the plat with the addition of ditch easements as rights-of-way to be shown on the plat. Bruce Cook seconded, the motion passed with all voting aye.

**Uintah County
Airport:**

Airport officials dropped off documents for the Commissions review to Craig Blunt. Craig outlined the joint meeting he attended with Vernal, Uintah, and Naples. The FAA is requesting that the entities adopt an ordinance giving Uintah Vernal Airport first consideration before another development takes place. These considerations would be height restrictions, types of industries restricted, as the airport would have first consideration. Craig was asked to develop an ordinance for review. Craig suggested that the airport be a non-conforming use. He has St. George's airport ordinance to use as a reference.

The Commission asked to have the Counsel and Zoning meet jointly with the FAA representative to discuss the handout.

Adjourn:

With no other business the meeting adjourned at 8:30 p.m. The next regular meeting of the Naples Planning and Zoning Commission is January 11, 2005, at 7:30 p.m.